

087.0

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0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

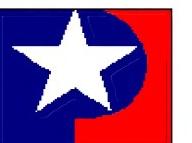
744,100 / 744,100

USE VALUE:

744,100 / 744,100

ASSESSED:

744,100 / 744,100



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
70		OAK HILL DR, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	CONSTANTIN RICHARD P / LIFE EST
Owner 2:	
Owner 3:	

Street 1: 70 OAK HILL DR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: CONSTANTIN RICHARD P -

Owner 2: -

Street 1: 70 OAK HILL DR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 9,520 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Wood Shingle Exterior and 1961 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9520		Sq. Ft.	Site		0	70.	0.74	12									493,922						493,900	

Total AC/Ha: 0.21855

Total SF/SM: 9520

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 493,922

Spl Credit

Total: 493,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 5 - Cape	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:																
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:																
Roof Struct: 6 - Saltbox	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	1/2 Bath:	Rating:	A HBth:	Rating:																
OthrFix:	Rating:	OthrFix:	Rating:																				
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>											
Grade: C - Average	Year Blt: 1946	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1													
Alt %:	Jurisdct:	Fact: .	Const Mod:	Fpl: 1	Rating: Average	WSFlue:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O														
Lump Sum Adj:	Location:			Total Units:	Floor:	% Own:	Name:	Other															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Upper															
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	31.	Functional:		Lvl 2															
Sec Floors:	Total:	31	Economic:		%	Special:		Lvl 1															
Bsmnt Flr: 4 - Carpet			Override:		%	Totals		Lower															
Subfloor:			Totals		31	Exterior:		<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Bsmnt Gar:			Kitchen:		%	Interior:		No Unit	RMS	BRS	FL												
Electric: 3 - Typical			Baths:		%	Additions:		1	7	3													
Insulation: 2 - Typical			Plumbing:		%	Kitchen:																	
Int vs Ext: S			Electric:		%	Baths:																	
Heat Fuel: 1 - Oil			Heating:		%	Plumbing:																	
Heat Type: 5 - Steam			General:		%	Electric:																	
# Heat Sys: 1	% Heated: 100	% AC:	NBHD Inf: 1.00000000	WtAv\$/SQ:		Adj \$ / SQ: 131.155		Const Adj.: 1.00989902	Rate	Parcel ID	Typ	Date	Sale Price										
Solar HW: NO	Central Vac: NO	% Sprinkled:	NBHD Mod:			Other Features: 77500		Adj Total: 355360															
% Com Wall			LUC Factor: 1.00			Grade Factor: 1.00		Depreciation: 110161	Juris. Factor:		Before Depr:	131.16											
						NBHD Inf:		Final Total: 245198	Special Features: 0		Val/Su Net:	80.53											
									Final Total: 245200		Val/Su SzAd:	137.04											
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b> 087.0-0007-0005.0				<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1	14X28	A	AV	1946		21.38	T	40	101			5,000		5,000					
More: N	Total Yard Items:	5,000		Total Special Features:			Total:	5,000															